



TOWN OF HUDSON

Zoning Board of Adjustment



J. Bradford Seabury, Chairman

Ben Nadeau, Selectmen Liaison

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MEETING AGENDA – July 26, 2012

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday July 26, 2012, in the Community Development Conference Room in the basement of Hudson Town Hall (please enter by ramp entrance at right side). The public hearings for applications will begin at 7:30 PM, with the applications normally being heard in the order listed below.

SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE BY CALLING 886-6005 OR TDD 886-6011.

The following items before the Board will be considered:

I. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD

1. Case 182-125 (7/26/12, Rehearing): Hudson Library Street Assoc., LLC., 253 Main Street, Nashua, requests a Variance to allow the change of use from multi-tenant commercial to a multi-family residence for property located at 39 Library Street, Hudson. [Map 182, Lot 125, Zoned TR, HZO Article VIII, Section 334-28, Nonconforming Uses, Structures and Lots.]
2. Case 247-088 (7/26/12): James and Donna Monty, 2 Cherry Street, Hudson, requests a Variance to allow the existing shed to remain within the side and rear setbacks. The shed is located 7 feet from the side-yard setback and 10 feet from the rear-yard setback, where 15 feet is required in both cases. [Map 247, Lot 088, Zoned TR, HZO Article VII, Section 334-27, Table of Dimensional Requirements.]
3. Case 253-061 (7/26/12): John Foley, 72 Schaeffer Circle, Hudson, requests an Accessory Living Unit (ALU) to be located within a proposed 24' x 28' addition. [Map 253, Lot 061, Zoned R-1, HZO Article XIII A, Section 334-73.3, Accessory Living Units.]
4. Case 179-007 (7/26/12): Robert Laroche, 114 Kimball Hill Road, Hudson, requests an Equitable Waiver to allow the existing garage to remain within the wetland setback. [Map 179, Lot 007, Zoned G-1, HZO Article IX, Section 334-33, Wetland Special Exception.]

II. REVIEW OF MINUTES

1. June 28, 2012

III. OTHER

1. Discussion of Any Town/State Activity Of Interest To The Board

William A. Oleksak, Zoning Administrator

Posted: Town Hall, Library, and Post Office